

OFFICIAL PUBLICATION OF THE ARIZONA SOCIETY OF ARCHITECTS.  
THE CENTRAL ARIZONA CHAPTER AND SOUTHERN ARIZONA CHAPTER  
OF THE AMERICAN INSTITUTE OF ARCHITECTS

Urban Renewal — 1.

APRIL 1959, Vol. 2, No.

8

**AIA** ARIZONA ARCHITECT

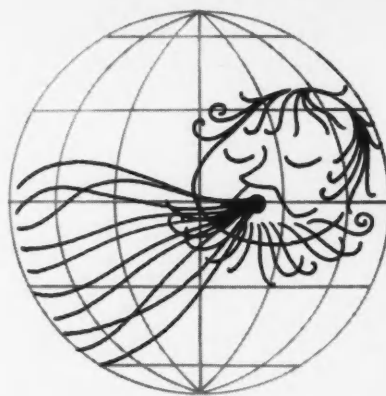
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Official Monthly Publication of the  
**ARIZONA SOCIETY OF ARCHITECTS**  
comprised of  
**CENTRAL ARIZONA CHAPTER and  
SOUTHERN ARIZONA CHAPTER of  
THE AMERICAN INSTITUTE OF ARCHITECTS**

Phil Stitt .....Managing Editor

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Subscriptions: \$4 a year  
Per copy: 40 cents

April, 1959  
Volume 2, No. 8

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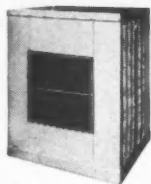
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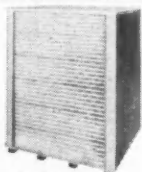
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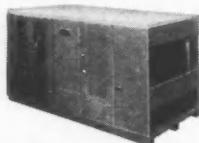
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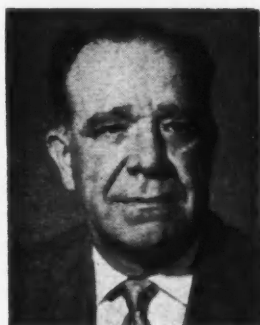
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## THE PRESIDENTS' PAGE



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**John Brenner**



**SOUTHERN  
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### GUEST COLUMN BY JIMMIE NUNN, AIA

WHY WEREN'T YOU at the last A.I.A. meeting? I have asked this question so many times over the past few years that it is getting to be a stock introductory statement. Please don't stop reading right here, though, for this is not intended to be a lecture to those members who have not been attending recently. I do want to tell them and everyone else some of the things that we have done to try to encourage better attendance at meetings. Perhaps some of these changes have been initiated since you last attended a meeting of your Chapter.

One of the big changes was the revision of the by-laws to include the meals in the dues of corporate and associate members. So if you haven't been attending, you have been paying for meals which you haven't received. By postcard poll, we have firmly established the meeting night to be the first Thursday of each month and the meetings are at the ABC Club, except on special occasions. Our program committee has been working very hard to get a good and diversified program for each meeting. They have done an excellent job on this, particularly the program at our last meeting which was a slide lecture on cactus. If you don't think that this wasn't one of the best programs ever held at our AIA meeting, just ask any one of the few members who were fortunate enough to attend.

The Board of Directors have tried to reduce the amount of actual business at these meetings to a minimum. We have had to call extra meetings of the Board to do this, and we are sending mimeographed copies of these Board meeting minutes to corporate and associate members so that they will know what is being done in their Chapter.

Some of the special annual meetings receive a tremendous attendance, as was the case at our Installation Dinner. This certainly indicates your interest, but it would be very encouraging to your Directors to see this type of attendance at a regular monthly meeting. Why don't you try it next month? We think you'll be glad you came out.

### GUEST COLUMN BY ROBERT J. AMBROSE, AIA

THIS IS A PLEA for the human being. There once was a time in our not too distant past when man truly did not live by bread alone. If he desired to travel, eat and be clean during the day, he had to rise long before the sun in order to have time to prepare the necessities of life. In fact, most all of his needs were satisfied only by many hours of tedious labor by his own hands. In those days building was slow and, just like the process of "living," much of it was done by hand — hand labor that did not receive very high monetary wages. Although I didn't live during those times, I can't help but feel that the human being was all-important. For if it hadn't been for the human being's hands, there would have been no living and no building.

Then there came upon the scene three gentlemen: Mr. Paxton with his 17 acre crystal palace, Mr. Eiffel with his tower, and Mr. Roebling with his Brooklyn Bridge. Suddenly the age of steel was upon us. Steel meant machines. Since we are ingenious beings, we invented things. Most of these things were invented to make life easier for us. To this end most of them were successful, and I, for one, would not like to return to the previous era.

But somehow something got lost. It's true that wages are higher than they have ever been, and sociologists tell us that "Man is all important." We talk about human scale and human dimensions, color for humans and space for humans. But I am not convinced that this is anything but lip service.

This monster that we invented — the machine and its mass production — gets first consideration. Houses are designed on the basis of what can be produced with as little labor as possible and sold quickly. Commercial buildings are designed with the idea of rent received vs. capital expenditures. Schools seem to be designed by square foot costs, not by educational value. And churches — you name it!

When we are making our plans for urban renewal, city expansion, county zoning and state progress — let's not forget the human being.



Architect: H. Roy Kelley, Los Angeles

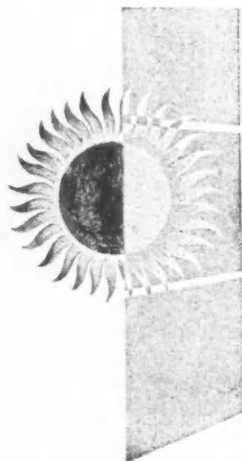
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## The Editor's PERSPECTIVE

ONE OF THE most worthwhile, yet least understood, public programs in our communities is that which deals with urban renewal.

Right in our midst surveys have been conducted, proposals prepared, financing considered and other steps taken toward redeveloping sections of our cities into more attractive, more valuable properties.

Only a fortnight ago a new housing code was approved by the Phoenix city council which delineates minimum standards acceptable for dwellings inside the city. Adoption of the new code, which will require hot and cold running water and the elimination of all outhouses, among other things, will put the city in conformance with nationally accepted standards and qualify it for federal urban renewal aid.

Flagstaff has brought its program up near election stage for final approval. Other cities are not so far along but are making progress.

In the case of Flagstaff, some residents of the area are protesting the plan. In the end, the results of their election may reflect voter understanding or misunderstanding of the program rather than its real merits. *Arizona Architect* will report on the Flagstaff and Tucson projects in a succeeding issue.

Where human habits and human homes are concerned, the chances of emotion dominating a debate are much increased. Urban redevelopment programs, therefore, are slow and precarious businesses.

The analogy of urban health to human health, suggested in our article by Arthur Merkle, is a good one. Some ailments call for major surgery. But early detection and treatment can prevent the necessity of such drastic action.

We would emphasize a third alternative, and prescribe more education in the field of community development and early preventive action that would substantially decrease the incipient development of blight.

State or county building codes and closer inspection of building practices by architects and public officials are indispensable if slum conditions are to be retarded.

On this page is a photograph of two mortar cubes tested by a local laboratory. Mortar from which these samples were taken was put in the block walls of houses in two large and highly advertised subdivisions within the last two months. These cubes broke — after seven days of curing under *ideal* conditions — at only 220 and 255 pounds per square inch. *Minimum* FHA requirement at 28 days is 350 psi. That minimum has been found to be too low and in July will be raised to 750 psi for use in hollow unit walls.



The mortar pictured here, although greatly improved since *Arizona Architect's* disclosures of a year ago, is still little better than half the strength it should be. This is being charitable, for much of a mortar's strength depends upon proper curing and few tract homes get any curing treatment at all.

Certainly if a house shows early signs that it will not outlast the mortgage payments — if major settling and cracks develop — the buyer will have little incentive to keep up the appearance of his place.

If alleys have not been planned because the developer wanted to squeeze out every last lot (and dollar), then extra cars, pick-up trucks and heavy junk are going to be parked in the front yards and the streets are quickly going to show the first symptoms of slum development. If schools and parks have not been planned, then the residents are going to be hit with unexpected heavy taxes and are early going to experience the feel of "crowding" that seems a characteristic of so many slums.

There are many groups that have worried and worked on the problem in Arizona. Some are now doing planning for growth that will lessen the incidence of slum areas in the future. More public education and coordination between groups would help. But it seems to us that many of the organizations — both public and semi-public — that are concerning themselves with various aspects of the problem might do well to take a moment out to orient themselves and concentrate all their fire on the fundamental problem of getting more adequate building codes. A common strategy and unified effort aimed at the state legislature could do the trick and stop slum development at the germination stage.

The people of Arizona are beginning to revolt against the failures of the legislature — particularly the small-county-controlled senate. The senate will be painfully aware of this by its next session and just might be willing to consider building code matters in the light of their real importance to the people.

*Phil Litt*





Elmer Brown Photo

BY ARTHUR MERKLE, DIRECTOR,  
URBAN RENEWAL PROJECT, CITY OF PHOENIX

Urban renewal and conservation might be likened to a familiar warning about feared diseases. If a person in good health is checked regularly and accepts treatment promptly, he retains his health. If he ignores either symptoms or his doctor's prescriptions, the disease progresses until only radical treatment, perhaps surgery, can restore him to full vigor.

So it is with our cities. Conservation and rehabilitation are the counterparts to the physician's advice and treatment. Without it, a cancer develops and only surgery — slum clearance — will remove the malignancy.

Cancer in cities, like cancer in humans, inevitably spreads and envelops the healthy areas around it. Phoenix has some urban cancer which requires surgery. It also is in urgent need of conservation and rehabilitation in some areas to remove the threat of required future surgery.

Phoenix is being built outside its city limits. The rapid rate of growth experienced in this section

Christmas in Phoenix!

The public cost of slums is great — in health, welfare, police and fire services; in loss of tax revenue and civic pride. Urban renewal can reduce all these costs, save public self-respect.

## I. The Phoenix Program

of the country results in waste areas being left behind in the rush to the suburbs. Parts of the city have become undesirable and consequently have been pushed from the public mind.

But they are there; these waste areas continue as a blight on the beauty of the city once called the cleanest in America and the economic drain caused by the waste areas is imposed, perhaps unknowingly, on every taxpayer.

The blight remains, even though suburbia doesn't often see it. Relatively few people seem willing to admit its presence. The people who live in its midst, however, know what blight means. All too many, forced there largely by low incomes, are living in unfit conditions: hence, urban renewal, under government sponsorship.

Ideally, a city would have the benefit of long range planning in order to develop outward in an orderly manner. The core of the city would be firmly established before the spreading-out process begins. Proper building codes, rigidly enforced, would be an integral part of the orderly development.

It is too late for the ideal to be practiced in Phoenix. If it is any consolation, Phoenix is not unique in its problem; it has, however, a greater opportunity than some cities to perform its surgery and prevent future major cases of radical treatment.

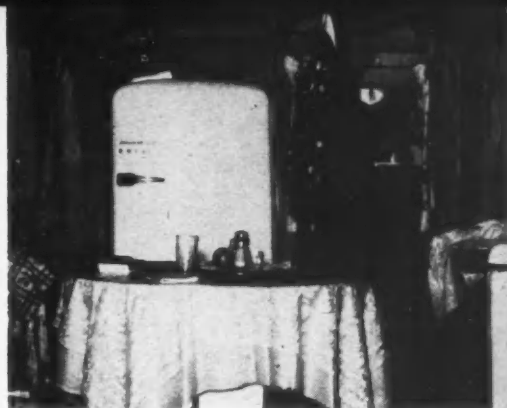
Dr. Luther Gulick, president of the Institute of Public Administration, said recently, "... at the moment of our greatest prosperity we find ourselves confronted with an evil that threatens to throttle a large part of our business activity and to rob us of the fruits of our ever-advancing technology. This is stagnation and dry-rot which has attacked our great metropolitan centers."

In another lecture, also dealing with the urban crisis, Dr. Gulick referred to "the teeming cities with their self-defeating traffic congestion, their fast-spreading home, factory and business slums, their shortage of schools and surplus of crime, their lack of water and excess of dirt, their social stratification produced by the 'rush to the suburbs,' and their yearning for quiet, clean fresh air, school and play space for children and satisfying work relations and re-creating leisure-time activities for grownups."

# Urban Redevelopment

"The best thing we can do is to make wherever we're lost in look as much like home as we can."

— Christopher Fry



Elmer Brown Photo

This situation, which Dr. Gulick characterized as "symptoms of a new pattern of life," the "growing pains of the new metropolitan age," has been caused largely by the rapid rate of urbanization. In all but one decade since the turn of the century, the growth of cities has exceeded the growth of the nation by at least 50 per cent. It is reliably estimated that 69 per cent of the population of the United States will be living in metropolitan areas by 1967, a growth of 14 per cent since 1950.

The City of Los Angeles may be cited as one example of unplanned, disorderly sprawling which has made efficient administration all but impossible and has placed heavy economic demands on its citizens to support a cumbersome municipal mechanism. That city has reported, for example, that per capita costs for fire, police, health and park services were \$7.11 for blighted areas and only \$3.67 for areas not blighted.

But Phoenix need not decide that because the time for the ideal planning stage has passed, the city must inevitably become another Los Angeles. Positive steps are being taken to prevent it, the first being surgery in two areas.

Enabling legislation for urban renewal first was passed by Congress in 1949. The program since

has been expanded through amendments to broaden the scope, provide more money and take advantage of lessons learned in earlier experiences by U. S. cities. Under the Urban Renewal Administration of the federal Housing and Home Finance Agency, the City of Phoenix now has two renewal projects in various stages of progress. They are detailed elsewhere in this issue.

In human terms, urban renewal cannot be countenanced if it sends persons affected by it into worse conditions rather than improved ones. It is for that reason that the Urban Renewal Administration insists that the local redevelopment authorities see that adequate housing resources are available.

The City of Phoenix has made a careful analysis of its housing and the needs and incomes of the families to be displaced. A plan to assure them decent housing from the present supply and from the construction of new private housing has been drawn up, and the federal government already has committed itself to insurance, under FHA 221 financing, for 400 new housing units for displacees.

One of the proposed projects for Phoenix will take two years, the other about six years. This will allow current revenues to pay the city's share of  
(Continued next Page)

"Private beneficence is totally inadequate to deal with the vast numbers of the city's disinherited."

— Jane Addams

A backyard in the Phoenix westside project area. High infant mortality, crime rate make slums a costly problem.





**ENCROACHING BLIGHT** This palm-lined street in an average-income section of Phoenix reflects pride of ownership in its clipped lawns, flowers and painted homes. Around the corner, unpaved street is lined with garbage cans; land is wasted. Neighborhood blight is setting in.

## URBAN REDEVELOPMENT

the program and also will aid in rehousing counselling and referral services to displaced families. By completing a small sector at a time, the society in the area will flow out — and some of it back — rather than stampede en masse throughout the city.

The city also will inspect accommodations procured for displaced families and the housing code will be strictly enforced. In case units are substandard, the city, in cooperation with realtors, will refer the families to decent housing. The federal government, furthermore, will provide up to \$100 toward the cost of moving a residence and up to \$2,500 for a relocated business.

Critics of urban renewal often express the fear that the relocation of persons from slums will tend to deteriorate the areas into which they move. This attitude and fear stems largely from a faulty generalization linking low income with low morality.

These people are not necessarily "bad." While it is undoubtedly true that there is a relationship between slums and the behavior of their residents, it has been found that most often the environment produces the behavior, rather than the other way around. A great number of the people in these areas simply have low incomes: widowed mothers of several children on welfare or social security, or, to a large extent, elderly pensioners, to cite but two examples. Go into one of

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many of the homes which look so bad from the outside and one finds that despite the wretchedness and woeful inadequacy of the building itself, the occupants have kept it scrupulously clean.

It is a mistake to assume that all present slum dwellers are there because they don't know any better or because they haven't enough human dignity or pride to do better for themselves. In order to help residents of the renewed areas to maintain the increased value of the property, however, a center is planned in its midst to help educate the people who need aid in adjusting to their improved environment.

One of the keys to the success of the surgery will be the effectiveness of design of the new dwelling units to be erected in the reclaimed areas. We have available numerous studies of the needs of elderly people, for example, but little has been actually designed or constructed to provide for these needs. Architects could provide a great public service by returning in thought to basic design premises: basic needs and the flow of movement. By dropping preconceived notions and giving reign to a willingness to experiment — within the limitation of tools, technology, dollars and people — architects and builders could transfer the quality of some of the design work evident in Phoenix to these now-blighted areas.

Thus far, we have discussed only the surgery in


our city's health problem. It is only a partial cure, one which will solve only part of the problem. Unless greater attention is turned immediately to conservation and rehabilitation, the more expensive surgery will inevitably need to continue.

Included in these problems is the downtown area, where architects could help in planning to instill beauty, color and charm, at the same time beefing up the municipal economy. Solution of the parking problem is only one aspect of the over-all needs of the downtown district. There will be need for some surgery downtown also, but the first prescription to be filled calls for imagination and public service.

Other residential areas need study and rejuvenation if we are to avoid major surgery. To accomplish this, the city hopes to enlist the interest of the people in forming neighborhood associations. The rehabilitation process must be largely a grass roots one. Planning for effective use of now-wasted land is in order, and the housing code must be enforced to convince recalcitrant owners to make needed improvements.

The rehabilitation program is a long-range one. It is unspectacular. But through the years it will prove to be the least expensive and the most effective in making Phoenix a beautiful, desirable-to-live-in city. Its success depends on its people.

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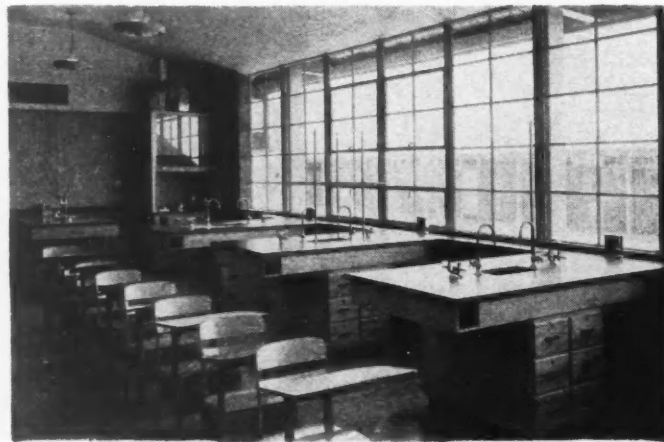
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# Target Date: Summer, 1959

## Analysis Of Phoenix Eastside Projects; Investment Will Amortize In 25 Years

Two City of Phoenix urban renewal projects are in various stages of planning and development, with the target date set for this summer for actual clearance of the first.

City officials have planned the redevelopment projects to improve living conditions for over 5,000 residents and to reduce municipal waste and costs. Generally, they say, the high ratio of municipal costs to revenues in slum areas can be traced to high population densities and to poor social conditions which produce a great demand for police and fire protection, health, welfare and other city services, coupled with a low assessed tax base and high delinquency rates.

A report of the President's Advisory Committee on Government Housing Policies and Programs tends to bear out the position taken by Arthur Merkle, director of urban renewal for the City of Phoenix, that increased tax revenue will pay for the city's share in the expense in, conservatively, 25 years.

The report includes an analysis of tax revenues before and after redevelopment in nine American cities. It looks like this:

City	Annual Taxes Before Rede- velopment	Estimated Annual Taxes After Rede- velopment
Perth Amboy, New Jersey.....	\$ 35,000	\$ 178,000
Sacramento, Calif. ....	2,800,000	7,000,000
District of Columbia .....	451,000	3,430,000
Chicago, Illinois .....	140,000	575,000
Baltimore, Maryland .....	15,000	23,000
New York City .....	412,000	2,837,000
Murfreesboro, Tenn. ....	2,000	20,000
Nashville, Tenn. ....	23,000	178,000
Detroit, Mich. ....	757,000	8,318,000

In addition to the increase in tax base and property tax revenues, cities throughout the country have found or expect their urban renewal programs to increase their revenues in other ways, according to **The Challenge of Urban Renewal**, published by the Urban Land Institute. They include:

- (1) Attraction of new industry and retention of present industry;
- (2) Increased revenues from building permits, utility charges, licenses and sales taxes;
- (3) Increased labor force with consequent increase in payrolls. In a study of its Milwaukee Junction area, Detroit estimates urban renewal will add 3,000 new industrial jobs and that this will add \$17,700,000 in personal income to the area;
- (4) Stimulation of actual construction work.

The first of the City of Phoenix projects expected to materialize is referred to as the East Jefferson Project. It will reclaim the area between 7th and 12th Streets east and west, and from a point halfway be-

tween Washington and Jefferson to Madison, with certain established structures exempted along Madison. The area is roughly 54 acres, including streets. The proposed plan for this project was to have been submitted by the City Manager to the Urban Renewal Administration this month.

Approximately 882 persons now living in the area will be assisted by both the city and the federal government to relocate elsewhere in the city. Future plans for the area include light industrial and commercial zoning. The churches and school within its boundaries will remain.

Second project is in the southwest area of the city and is designated by its location. It runs from 7th Ave. to the west side of 15th Ave., and from Harrison to Durango, approximately 320 acres. About 5,000 people are to be relocated, not including residents of the public housing area within the boundaries. The public housing area is to remain. The formal proposal for the Southwest Project is expected to be ready for submission to the Urban Renewal Administration in the near future.

After the city's urban renewal project and the Urban Renewal Administration have come to complete agreement on the proposal, it will then be submitted to the city council for approval. If such is forthcoming, the people of the city will have the chance to vote on whether or not to undertake the projects.

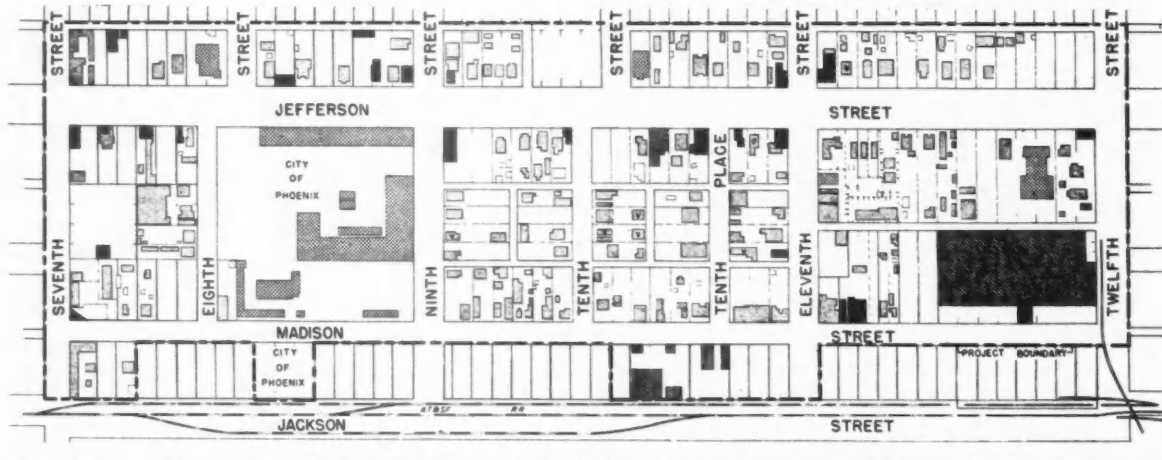
If the council and taxpaying electors approve, the city will enter into an agreement with the federal government called a loan and grant contract, which will provide for a project temporary loan and a project capital grant from the federal government and will provide a local grant-in-aid which may be cash or non-cash.

The amount available for a project temporary loan from the federal government will be equal to the gross cost of carrying out the project, less the city's capital grant. This gross cost includes the cost of preparation of plans, administration, land acquisition, site clearance, preparation of the site for resale, installation of public improvements and assistance in relocation of persons and businesses displaced from the project.

The federal agreement to make a temporary loan may be used as security to allow required funds to be borrowed from private lenders if they can be secured at a favorable rate of interest. Borrowing will be done at intervals to provide funds as needed and to keep the interest as low as possible. When large sums are

(Continued next Page)

**LAND USE** Map on this page shows existing land use in the Phoenix East Jefferson Project. Light shading indicates residential use; heavier shading commercial and industrial. City owns one block, now used by several departments including Streets, whose vehicles are housed there. Churches and schools will remain; 882 residents will be aided in relocating elsewhere. Across page illustrates a possible site plan for the same area. More efficient use of valuable land, planned parking and landscaping, much higher taxable valuation, and lower city costs are dividends of the project.

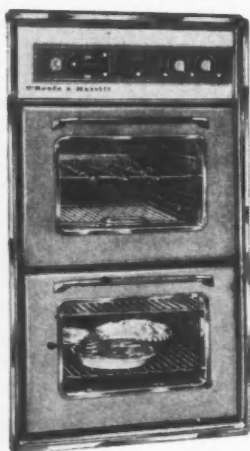


on hand, an effort will be made to invest excess amounts in acceptable short-term obligations.

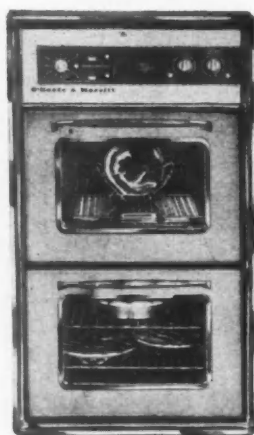
This temporary loan from the federal government or from private lenders will be repaid exclusively from monies derived from the sale of project land to private developers, and from the federal capital grant to the project.

The federal capital grant for this purpose will be two-thirds of the net cost and the city's grant will take care of the remaining third of the net cost. The net cost of the project consists of the difference between the gross project cost and the proceeds of the

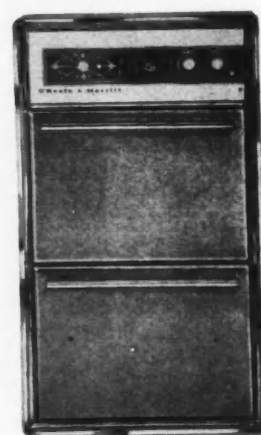
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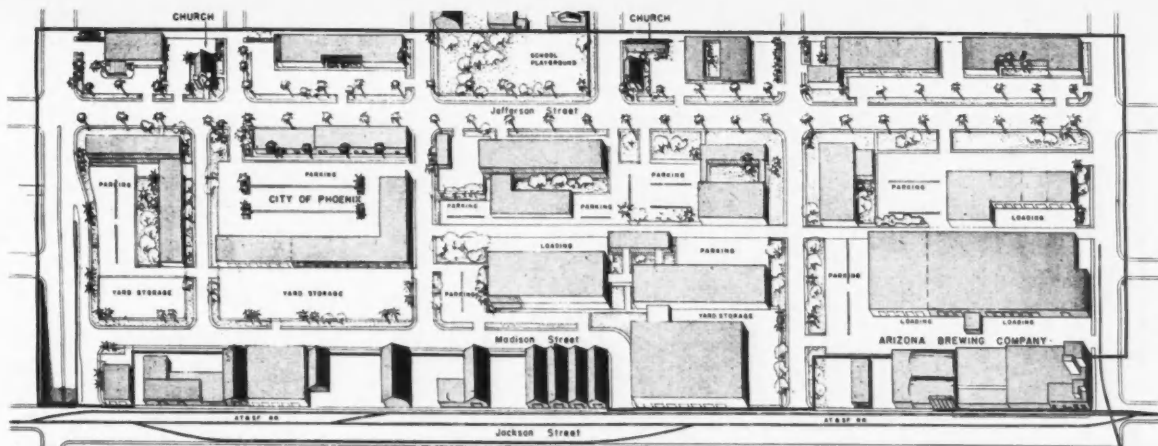
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sale of the project land. The city's share of net project cost are called local grants-in-aid and may be made in the form of cash, land, site clearance, project improvements (streets, utilities, etc.), and supporting facilities (parks, playgrounds, etc.).

Estimates are complete on the approximate costs of carrying out the East Jefferson Project, as are estimates on the income from sale of the property, the distribution of the net cost and the amount of the temporary loan that will be required, together with the source of funds for its repayment.

They show the gross project cost as \$2,320,306, less return from sale of the land of \$1,402,399, leaving a

net project cost of \$917,907.

The federal capital grant applied for will be \$611,938, or two-thirds of the net project cost. The city's grant, one-third of the net cost, will be \$305,969, about \$12,500 of which will come from credit allowed for taxes that will not be paid on the properties during their period of ownership by the city. The balance of \$293,469 will come from the general revenues of the city, \$100,955 of which is listed as a non-cash grant which will be used for the construction of streets, sewers, storm drains and other utilities which are of benefit to the project.

(Continued next Page)

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The cash grant will be placed with the funds borrowed from the federal government or from private investors on the security of the federal agreement to make a loan and will be used to purchase the land and perform other necessary functions in connection with the project. If the East Jefferson Project is approved all along the line, the city will be asked to include \$175,000 for this purpose in its budget for the 1959-60 fiscal year and the remainder of the city's balance of \$293,469 will be asked for the following fiscal year.

A similar set of procedures will be followed in arriving at estimates for the Southwest Project, which it is expected will take six years to complete from the beginning of site purchase and clearance.

City officials in the urban renewal project agree that an important element of the uneconomic nature of blight is the high cost of municipal services required by slum areas. They also are aware of other problems which exist and are likely to be more pronounced in the Southwest Project, where residential zoning will predominate, although commercial and light industrial zoning is planned for peripheral areas.

These problems were summed up in *The Challenge of Urban Renewal* thusly:

"The clearance or rehabilitation of residential slums through urban renewal can be expected to reduce substantially the drain on municipal finances. How-

ever, a caution needs to be expressed on this score. Experience . . . suggests that the replacement of sub-standard slum housing with decent housing is not alone sufficient to reduce the high municipal service requirements of slum dwellers. Experience . . . leads to the conclusion that municipal service costs in hitherto slum areas can be reduced only to the extent that the living habits of slum dwellers are rehabilitated through education and social work."

"Every man holds his property subject to the general right of the community to regulate its use to whatever degree the public welfare may require it."

— Theodore Roosevelt



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## FRANK LLOYD WRIGHT

Born Richland Center, Wisconsin, June 8, 1869

Died Phoenix, Arizona, April 19, 1959

A trip to Taliesin West and a visit with Frank Lloyd Wright were memorable features of the 1955 AIA Western Mountain Regional Conference, held in Phoenix. The wit of the old master, and the centrality of the man in any gathering are suggested in this photo taken at that time.

Every meeting with him created indelible impressions. Mr. Wright's personality was colorful; he had the one indispensable quality of leadership — courage.

Opinion of his architecture is best left to architects. AIA President John Noble Richards, in paying homage to "the great architectural genius of our time," said: "His place in history is secure; his continuing influence on architectural thought assured. This century's achievements in architecture would be unthinkable without him. He has been a teacher to us all."

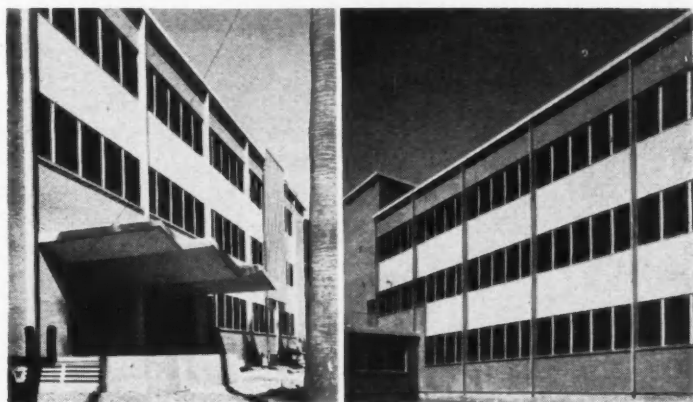
The editor of *Arizona Architect*, for one, will never forget the awesome beauty of a color-lighted fountain at Taliesin, playing against a background of desert mountains and sunset-tinted clouds.

Mr. Wright loved and recognized beauty. Most of all he created it in an enduring form. P.S.



Shown listening to Mr. Wright are noted architects (from left) Dean Arthur B. Gallion, Edmund R. Purves, Harwell Hamilton Harris, and Raphael S. Soriano. (Phil Stitt photo)

The fate of the architect is the strangest of all. How often he expends his whole soul, his whole heart and passion, to produce buildings into which he himself may never enter.  
— Von Goethe



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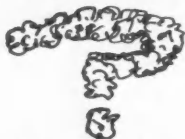
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# THE BURNING QUESTION



by  
Delbert Henderson

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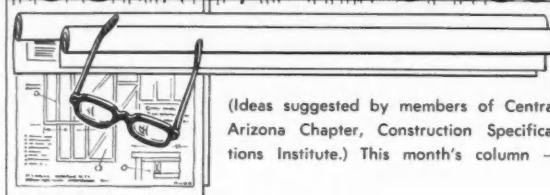
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# LOOKING AT THE SPECS



(Ideas suggested by members of Central Arizona Chapter, Construction Specifications Institute.) This month's column —

By JACK C. JORDAN

You are referred to the section, "Light Framing, Studs and Light Framing," as described in the current No. 15 **Standard Grading and Dressing Rules**, issued by West Coast Lumbermen's Ass'n.

Please refer to Para. 122, et seq, which covers "Rough or Surfaced 2" to 4" Thick, 2" to 4" Wide". In other words 2 x 4's and 4 x 4's of West Coast Douglas fir. Carefully note the descriptive material under No. 122, and you will find the definite statement that of the five grades of Douglas fir, Light Framing, described, only the two grades described under 122-aa, and 122-a, specifically, "Dense Select Structural" — Light Framing, 205F, and "Select Structural" — Light Framing, 1900f, are graded under stress grading requirements. Now refer to sub-para. 122-b, c, d, and e. You will find no reference to stress value in "Construction", "Standard", "Utility", and "Economy", as described. Now, please refer to Para. 153, et seq, described as "Industrial Light Framing", again 2" to 4" thick, and 4" wide, 2 x 4's and 4 x 4's. Under the provisions of the latter paragraph, you will note that 2 x 4's and 4 x 4's graded under 153-b are described as "1500f Industrial" — Light Framing, and under 153-c, as "1200f Industrial" — Light Framing, and thus meet the stress (and appearance) requirements we have been led to believe are embodied in "Construction", and in "Standard" grades. You will additionally note that materials graded under Para. 153 will be grade stamped only with the actual stress values.

You need have no concern on dimension lumber exceeding 2" to 4" thick, and wider than 4", since the "Construction" or "Standard" grade stamps indicate stress grading under Para. 123, et seq.

Specification by paragraph when 2" x 4" and 4" x 4" Douglas fir (or hemlock) materials are under consideration, should be made a part of all architectural specifications for lumber. For 8' studding material, providing grading is done by a recognized grading agency, studs graded under Para. 122 are normally acceptable. However, when stress and appearance values are a factor, Para. 153 grading should be a part of the specification, particularly in view of the fact 1500f appears on the grade stamp in the case of "Construction", and 1200f in the case of "Standard".

Specifying lumber by stress values, rather than descriptive name, will mean superior construction and certainty for both the inspector and supplier.

## AIR POLLUTION CONTROL — FIRST THINGS FIRST

By C. ROBERT SIMPSON, JR.  
Assistant Legal Counsel,  
Southern California Edison Co.

*(In response to many requests we print this somewhat condensed version of a timely talk presented to the annual joint meeting of architects and professional engineers on March 12 in Phoenix.)*

There are, I believe, basically two ways to approach the problem of air pollution control: The first is to begin by passing laws and enacting regulations, and then attempting to make the facts fit the legislative mold. The second is to begin by developing the facts and then molding the laws and regulations to fit the facts . . . The second method — first the facts, then the rules — is, I believe, the correct approach.

California began its air pollution control program in 1947, when . . . little, if anything, was known about the specific type of air pollution which was plaguing portions of California . . . except that this air pollution existed and people were becoming seriously annoyed with it. And in 1947, virtually nothing was known about the way to control this type of air pollution. . .

The way to approach air pollution control is, I believe, to put first things first, and the first thing that must be done is to gather the facts.

What are the facts that must be found?

The first is, of course — Just what is smog? I am not sure that anybody really knows. In Los Angeles County, there have been many theories and many scapegoats: In chronological order, the rubber plants, the oil refineries, the power plants, the backyard incinerators. Currently, it is thought by most responsible people that the automobile exhaust is the major, if not the only, important uncontrolled source of air contamination . . .

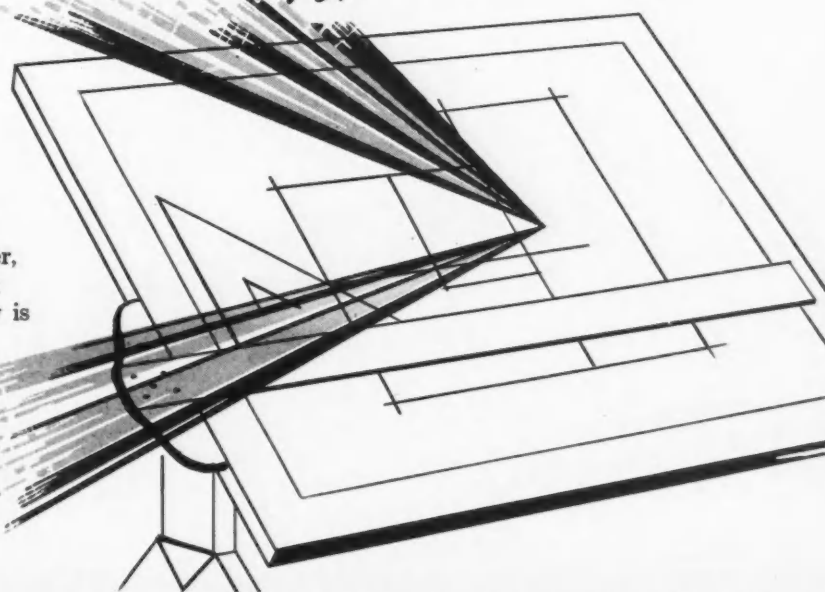
In 1951 Dr. A. J. Haagen-Smit, professor of bio-organic chemistry at the California Institute of Technology in Pasadena, developed in his laboratory a theory that the brownish, eye-smarting thing which is everywhere recognized and complained of as smog is made by the oxides of nitrogen and hydrocarbons reacting together in sunlight. This has been a generally accepted hypothesis since Dr. Haagen-Smit's discovery, but answers to such questions as these are still not at hand: What oxides of nitrogen? What hydrocarbons? What conditions of sunlight? What effect, if any, does cloud formation, temperature and relative humidity have on the inter-action of these compounds?

*(Continued next Page)*

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## AIR POLLUTION

Compound X — the prime factor in what we call smog, has still not been isolated!

The second fact to be found is — What are the toxic limits for atmospheric concentrations for the thing or things which make up smog? . . . All human activity creates some air pollution and there is no such thing as mountain-pure air in areas of industrial, commercial and residential concentration. What can and must be done is to determine the quantity of the various elements or compounds of smog, whatever they are, which can be emitted consistent with public health, safety and comfort. We can find an exact parallel in the case of ordinary drinking water which is kept safe for human consumption, not by distilling it, but by keeping its many chemical constituents to harmless levels. The toxic limits for closed-space concentrations of industrial dusts, fumes, mists, vapors and gases have also been determined, and with sufficient certainty to permit their promulgation in California as a part of that state's general Industrial Safety Orders. But virtually nothing has been accomplished in connection with toxic limits in the open air pollution field. . . .

The third fact which must be found is — How should the discharge of the constituents of smog be controlled? This phase of the matter involves the development of feasible control devices, equipment modification, fuel selection, etc. . . .

Once having answered such basic questions as what is smog, what are the toxic limits of its component parts and how can the discharge of air contaminants be controlled, it is time enough to begin to write rules.

In the preparation and enactment of any type of legislation or regulations in connection with air pollution control, two things should, I believe, be kept in mind. First, such rules should be based on scientific information and engineering ability to comply. Second, such rules should not operate to discourage the residential, commercial and industrial growth of the areas affected by the rules.

Two pitfalls in air pollution rule-making should be guarded against. First, any set of air pollution rules can have the effect of lulling the community into thinking that the enactment of rules has solved the problem. The feeling that the job has been done will be given further foundation by the presumption of validity which the courts will give to the rules. . . .

Second, rules should not be made applicable to a larger area than is necessary to accomplish the objectives which are set for the rules. Statewide air pollution regulation is fundamentally unsound — first, because the sources of emission and proper methods of control are basically a matter of local information and concern, and secondly, because no system of air pollution regulation should operate to prevent the growth and development of any activity. . . in any area where, because of climatic, topographic or other factors, air

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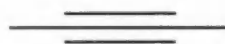
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pollution is not a problem. . . .

Finding answers to the basic questions suggested above presents, in my opinion, one of the greatest challenges to science and engineering in modern times. I am confident that in this age of man-made planets, answers to those questions can and will be found. . . .

Whether the answers to the basic question about air pollution will be at hand in sufficient time to permit the development of the correct approach to air pollution control in Arizona ahead of the inexorable force of public clamor is a question which only you gentlemen present here this evening can answer.



George W. Christensen for Arizona Architect

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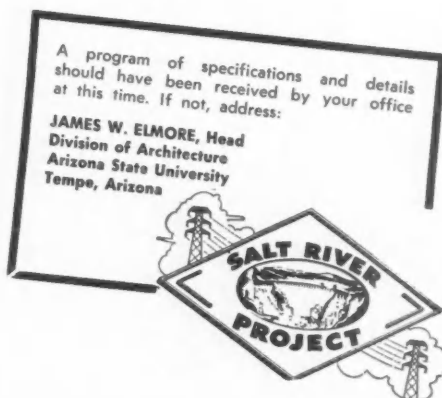
# A REMINDER:

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## Entries for the Salt River Project Architectural Design Competition Close April 29, 1959

### Subject:

**"Design of an All-Electric  
Kitchen for a Restaurant"**



### CENTRAL ARIZONA CHAPTER NEWS

- The regular meeting of the chapter was held at the ABC Club on April 2nd. Included in the program was a highly interesting and entertaining talk on cactus given by Manuel Diaz of Chandler High School. Diaz also showed spectacularly beautiful slides on his subject. The Board of Directors of the Phoenix Chapter, Arizona Building Contractors, attended the meeting as dinner guests of the chapter.

- The Salt River Power District is sponsoring an architectural design competition for architects and their employees. The program is entitled "Design of an All Electric Kitchen for a Restaurant" and detailed information has been sent to all potential entrants in the area. A total award of \$500.00 will be equally divided between the winning entrant and the School of Architecture, Arizona State University. The presentation to the University will be in the name of the winning entrant to benefit all architecture students. Awards are to be made at the annual awards dinner of the Central Arizona Chapter and Student Chapter, AIA, to be held at the Memorial Union on the ASU campus May 7, 1959.

Vernon DeMars, visiting lecturer at ASU, will speak on the subject, "Residential Areas and Community Appearance." Wives and guests are invited to the 7:00 p.m. exhibit of student work in the Division of Architecture, 3rd floor, Engineering Center; and to the 8:00 p.m. dinner in the Memorial Union on the campus.

The student organization, sponsored by the Central Arizona Chapter, asks that reservations for the dinner be made through the chapter office, AL 2-4318, or through the Division of Architecture, ASU, WO 7-1411, ext. 308.

- The Executive Committee met on March 30th and approved the purchase of two film strips from The Institute. The titles will be determined after consulting the Southern Arizona Chapter to avoid duplicating the films they already have. These films are very effective public relations tools, and their availability will be announced at a later date.

### Chapter To Exhibit At Home Show

The Central Arizona Chapter will sponsor an architectural exhibit at the Valley Home Show, scheduled for May 9-17 at the State Fair Grounds, Phoenix.

The show will feature custom designed homes only, and the AIA exhibit will feature perspectives and drawings of members of the chapter. Henry Arnold, Chairman of the exhibit committee, has announced that architects and their wives will be in attendance at the booth each evening of the show.



## SOUTHERN ARIZONA CHAPTER NEWS

• Sidney Little announced that a gift of 30 architectural drawings has been presented to the University of Arizona. The drawings are color renderings completed for clients by architects of the firm of Annand, Boone & Lee of Portland, Oregon. Little hopes that this gift will form the basis for a permanent, growing collection of such architectural drawings and models to be used both for study and for the enjoyment of the public as an art form.

— AIA —

### U. OF A. MEXICO TOUR ORGANIZED

A summer Design Trek to Mexico has been announced by the Department of Architecture, College of Fine Arts, University of Arizona. The 13 day tour will be preceded by a three day orientation period, beginning July 30, 1959, on the University campus. The tour director will be Sidney Little, Dean of the College and head of the department. Tour conductor will be Gordon Heck, Associate Professor of Architecture. Mr. Heck, who is intimately familiar with the Mexican scene, will also be in charge of the design project following the tour.

The course offers five units of upper division or undergraduate credit, is reserved for male students in architecture, and is limited to 30 persons. Financing for cost of the tour may be arranged, and further information may be obtained by writing The Dean, College of Fine Arts, University of Arizona, Tucson; or American-International Travel Service, 27 East Broadway, Tucson, Arizona.

— AIA —

### LANGHORST, DeMARS WILL LECTURE AT ASU

Two visiting lecturers are scheduled by the Division of Architecture at ASU during the Spring, 1959 term. They are Frederick L. Langhorst, AIA, and Vernon DeMars, AIA.

Langhorst, a San Francisco resident, is widely known as a lecturer, writer and teacher. Sponsored by the Student Chapter, he will give a slide lecture at 8:00 p.m., Thursday, April 30, in the Memorial Union on the campus. Architects, their wives and other interested persons are invited to view a selection from some of the 5000 slides of U. S. and European architecture that Langhorst has collected in his travels and extensive, varied experience.

On Friday, May 1, Mr. Langhorst will work with the students and serve as chairman of a jury evaluating their work to select award and scholarship winners. On Saturday, May 2, he will conduct a review of the judgment.

Mr. DeMars will speak at the annual chapter meeting held with the Student Chapter on the campus on May 7. DeMars, Professor of Architecture at the University of California, is prominent in a number of areas in the profession. He will also give lectures and criticism at the Division of Architecture on Friday, May 8.

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## HARDWARE TIPS

By Veron Junger, A.H.C.

### READ THE DIRECTIONS



Building materials salesmen who deal with do-it-yourselfers have a favorite saying: "When all else fails, read the directions." They say this to housewives who put thinner in water paint or water in oil paint and who install locks upside down or bore the holes too big. After these ladies foul up their jobs, they go back and read the directions.

Professionals should not emulate this poor policy.

The installation of builders hardware is one field where failing to read manufacturers' instructions can be extremely troublesome. It can cause loss of time, extra service calls and customer dissatisfaction.

Good mechanics know that different brands and different models of builders hardware items call for different techniques and procedures, so they read the enclosed instructions and use the enclosed templates. Inexperienced mechanics often foul up jobs first and then look for the instructions and templates which they have probably thrown away in the belief that every lock or panic device or door closer goes on in the same way.

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## ARIZONA SOCIETY NEWS

• The Council of The Arizona Society of Architects met in Casa Grande on March 28. The Council discussed and approved Society by-laws, resolved to seek affiliation with The Institute, and elected the following officers for 1959:

John Brenner .....Chairman  
Ned Nelson .....Vice Chairman  
Gerald Cain .....Secretary  
Jimmie Nunn .....Treasurer

• One of the more important articles included in the new by-laws is the establishment of semi-annual meetings for the Council to facilitate coordination between the two member chapters.

• A special committee was appointed to study and recommend a state-wide, revised fee schedule. Ralph Haver was appointed Chairman of this committee.

— AIA —

## CONSTRUCTION SPECIFICATIONS INSTITUTE MEETS

The Central Arizona Chapter, CSI cordially invites all architects, engineers and specification writers to attend their regular meetings which are held the third Wednesday of each month at 6:45 p.m., ABC Club, 1425 E. Ocotillo Rd. Business meetings follow dinner, with programs immediately following the business.

## School of Architecture Approved

A School of Architecture has been established at Arizona State University this month by the Board of Regents in response to an ASU request supported by recommendations of a special study committee of the American Institute of Architects.

The regents also approved ASU requests to change the title of its Bachelor of Science in Architecture degree to Bachelor of Architecture Degree, and to alter the title of James W. Elmore, AIA, Associate Professor of Architecture and Head of the Division of Architecture, to Professor and Director of the School of Architecture. The requests to the regents were made in anticipation of continued development of the ASU architectural program and in preparation of accreditation of the program of study by the National Architectural Accrediting Board. A four year Bachelor of Science degree in architecture has been offered at ASU since 1949 with a curriculum directed by professors who are registered architects. In February, 1957, the regents approved the expansion of the offering to provide a five year degree program.

— AIA —

W. T. Hamlyn has been appointed to the State Board of Technical Registration as an engineer member to fill the vacancy created by the death of the late L. S. Neeb. Hamlyn will serve until July 1st, 1961.

## *Just a Point of View*

**Building standards are easily followed by men of integrity. Such men can live their lives and pursue their business content to do their best. They need no restrictive reins nor harness.**

**Rather, the standards are intended for the contractor without conscience, the man without regard for the public, its safety or health.**

**Members of the Pipe Trades Industry Program of Arizona — plumbing, heating and air conditioning contractors — are happy to subscribe to sensible building standards.**

**They recognize these regulations not as restrictions to their own operations, but as a safeguard to the general public health and safety against the unscrupulous.**

**In addition, such standards aid in establishing fair and equitable business practices, especially in sound competitive bidding.**

## Pipe Trades Industry Program of Arizona

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Phoenix

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## CRITIQUE

**EDITOR, ARIZONA ARCHITECT:**

May I thank you most sincerely for sending me the February, 1959, issue of *Arizona Architect*. In my opinion you have performed a great public service in connection with the public presentation of critical facts on the state prison.

**HENRY S. STEVENS, Judge,**  
Div. 3, Superior Court

**EDITOR, ARIZONA ARCHITECT:**

Among the many splendid articles in last issue (February) of *Arizona Architect* was an article on Landscaping of Public Buildings by Desmond Muirhead.

I mentioned this to many of my friends and fully intended to review it, but have lost my copy. Can you find an extra one and send it to me at KOY? Also, if possible, send copies to the two whose names I enclose.

**JACK WILLIAMS,**  
Program Director, KOY.

(Ed. Note: We appreciate the interest that Phoenix Mayor Williams showed in the prison stories of this issue, discussing them on two of his broadcasts. Also the column that Ernie Pyle-Award winner Don Dederica did in the Arizona Republic.)



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## IN THE BOOK WORLD

**CLIMATE AND ARCHITECTURE** by Jeffrey Ellis Aronin. Reinhold Publishing Co., \$12.50. Reviewed by Joseph H. Hughes.

Mark Twain, I believe, once said that everyone talks about the weather, but no one ever does anything about it.

Actually, almost everyone tries to use the climate to their best advantage and at the same time to protect themselves against the extremes of the climate.

Mr. Aronin has made an exhaustive study of the climate through his own observations and by the study of the climate through works of leading climatologists, architects and others and has published a rather complete and lengthy volume entitled **Climate and Architecture**. The book includes chapters dealing with the sun, temperature, precipitation, wind, etc., 45 weather charts and 300 illustrations.

Much of the information can be of practical use to all of us, such as how to select the best building site, orientation of the building and how to use louvers to the best advantage; and tells us many other things we can do to make a building more comfortable to live or work in. He also tells us how to insulate an igloo and how to install lightning rods.

I believe that the information about louvers and the illustrations of their application is well worth the price of the book. It can be used as a handy reference book, but do not expect to read it at one sitting.

**URBAN RENEWAL, WHAT IT IS - CLEARANCE, REHABILITATION, CONSERVATION, A NEW WAY TO END SLUMS AND BLIGHT.** The main facts on how Federal assistance supplements local community programs to eliminate slums and protect the community against the further spread of blight. U.S. Government Printing Office. 10c.

**ORGANIZED INDUSTRIAL DISTRICTS-A TOOL FOR COMMUNITY DEVELOPMENT.** A guidebook to help communities establish planned industrial centers with fully developed and serviced sites. Presents advice on how to develop a workable industrial district plan, organize the community to accomplish the plan, estimate the cost of the proposed district, select, design and improve the tract, and other pertinent points. U.S. Government Printing Office. 65c

**HOUSING: A FACTUAL ANALYSIS** by Glenn H. Beyer. A book on all the modern aspects of housing and its related fields: urban, suburban, exurban, and rural dwellings; public and private housing; multiple dwellings and one-family homes. Explores topics such as the economics and financing of housing, population migration and growth, city rehabilitation and renewal and the expansion of new neighborhoods. Of interest to all concerned with this problem - city planners, tenants, landlords, architects, real estate brokers, builders, construction workers, and housing officials. Illus. Macmillan. Around \$8.95.

**DESIGN IN CIVIL ARCHITECTURE** by A. E. Richardson and Hector O. Corfiato. With the frequent reconstruction of buildings and the absence of available information on the treatment of elevations, it is felt that some sort of comprehensive guide-book will

be useful. To this end, bearing in mind the nature of the problems which face architects, a selection of famous elevations has been prepared in the form of exemplars. The main object of this work is to provide ideas which will refresh the minds of architects and at the same time avoid the danger of copyism. Illus. Philosophical Library. \$15.00

**THE LIVING CITY** by Frank Lloyd Wright. The author demonstrates how the social and economic disorders of our age are inevitable consequences of over-centralization. He traces the loss of human values. He finally presents in detail his plans for a city where a natural environment is achieved by imaginative uses of our material resources. The volume is an eloquent declaration of the dignity and freedom attainable by the citizen and his family in the coming city. Illus. Horizon. \$7.50.

**GUIDE TO WESTERN ARCHITECTURE** by John Glog. This world authority on architecture recreates architectural history from the Greek Temples of the 6th Century B.C. up through Manhattan's gleaming Lever House. Glog explains, step-by-step, the fascinating technological advances of building methods, traces the changes and evolution of design and craftsmanship. Sir Christopher Wren, Michelangelo, Louis Sullivan, Frank Lloyd Wright and many others are shown in the collection of more than 400 illustrations. Grove Press. Paperbound \$3.95. Original \$12.00.

**BUILDING CONSTRUCTION ESTIMATING** by George H. Cooper. A full set of house plans, plus new material on contracts and estimating hardware costs, are included in this fully revised edition of a standard reference on estimating. An important new chapter, "Are You an Estimator?", enables the prospective estimator to decide whether or not he is capable of doing the job. Among the other topics covered by this book are construction relations, the architect, the contractor, plan reading, quantity surveying, and expense and summary sheets. There are detailed instructions for evaluating every minor portion of the contracting job. 300 pp. McGraw-Hill. \$7.00.

**IRON AND STEEL BEAMS, 1873-1952.** Through the co-operation of rolling mills, steel fabricating companies, engineers, railroads and libraries it is believed that The American Institute of Steel Construction has compiled information on practically all beam and column sections that have been produced. Also included are American Society of Testing Materials specification requirements for tensile strength and yield point, and the working stress recommendations of the A.I.S.C. 142 pages. Illus. \$3.50.

**STRUCTURAL SHOP DRAFTING Vol. I.** Covers in non-technical language, the simple fundamentals of mathematics and strength of materials needed by the shop draftsman and deals with "beam and column" types of fabrication of tier buildings. Reviews the principles of orthographic projection, explains the manufacture of the material, structural steel, and such fabricating shop practices as will prove of value to the draftsman and designing engineer. Reference material included. 208 pages. \$3.50. A.I.S.C.

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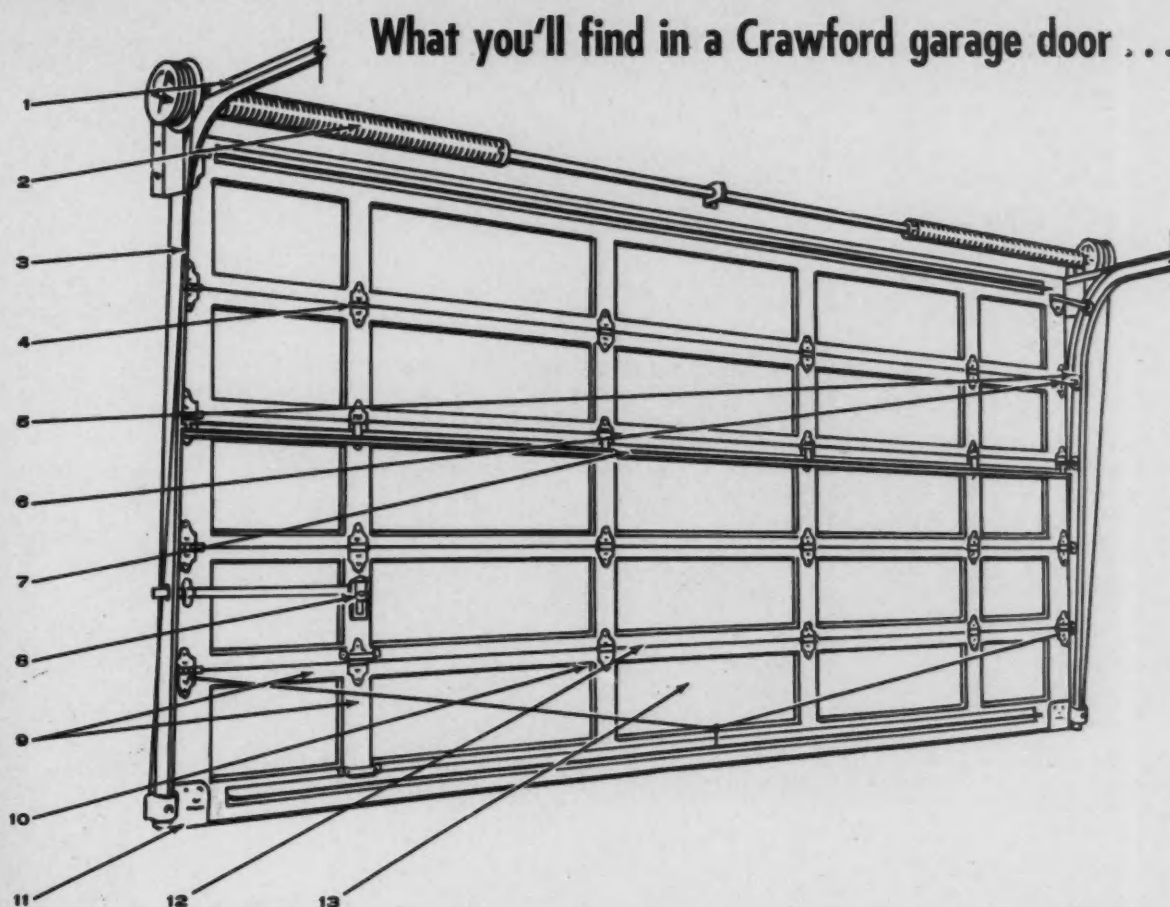
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